

44 Acres in Lynnville  
4923 Blue Creek Road  
Lynnville, TN 38472

**\$1,495,000**  
44.900± Acres  
Giles County



**MC EWEN GROUP**

FARMS | RECREATIONAL PROPERTIES | ESTATES

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[www.mcewengroup.com](http://www.mcewengroup.com)



**44 Acres in Lynnville**  
**Lynnville, TN / Giles County**

**SUMMARY**

**Address**

4923 Blue Creek Road

**City, State Zip**

Lynnville, TN 38472

**County**

Giles County

**Type**

Farms, Recreational Land, Horse Property, Residential Property

**Latitude / Longitude**

35.33837 / -86.916229

**Dwelling Square Feet**

2895

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

44.900

**Price**

\$1,495,000

**Property Website**

<https://mcewengroup.com/property/44-acres-in-lynnville-giles-tennessee/81626/>



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### **Lynnville, TN / Giles County**

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#### **PROPERTY DESCRIPTION**

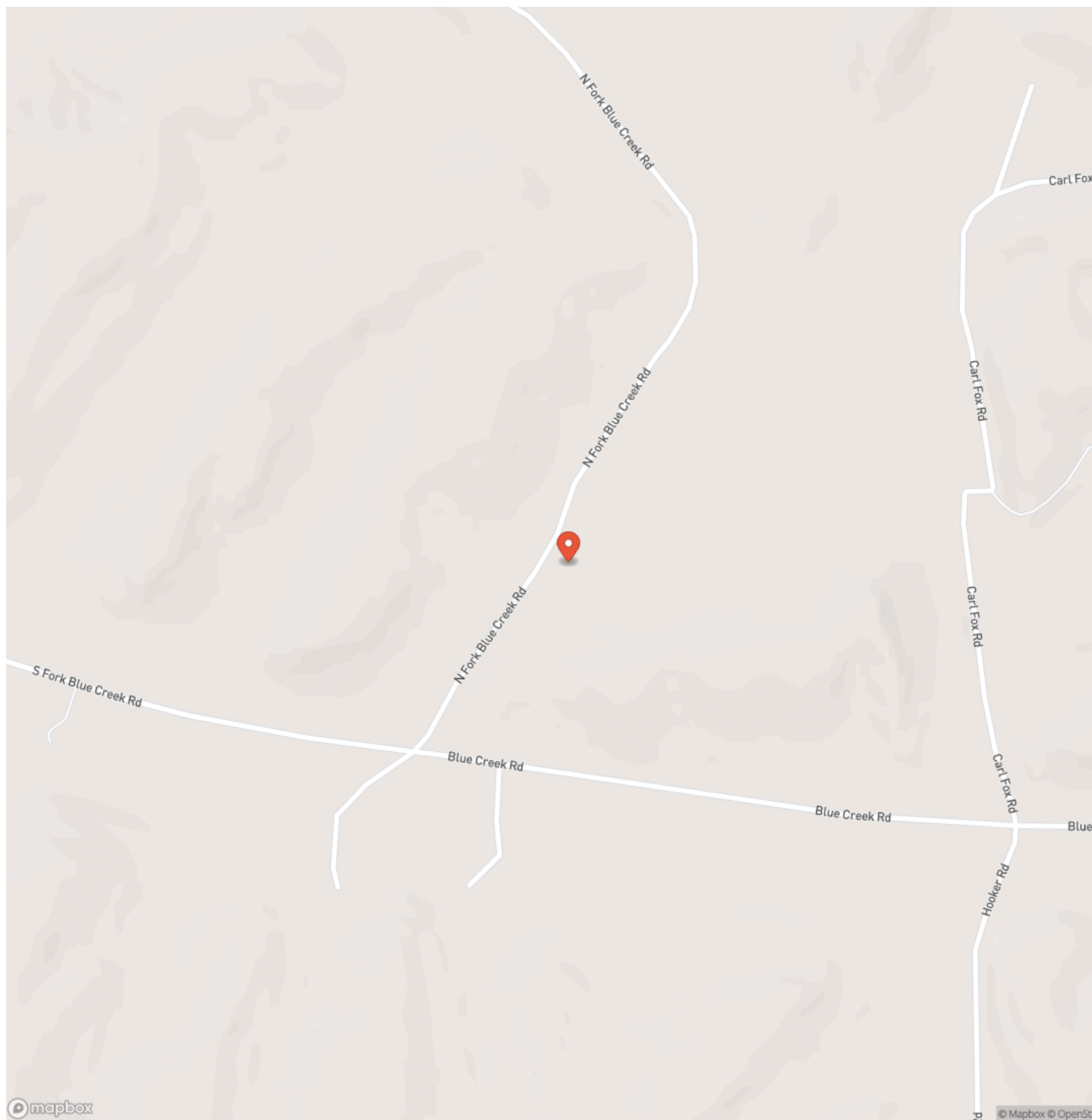
Situated on 44 rolling acres lies a historic home that exudes timeless charm and character. Built prior to 1900, this exceptional farmhouse boasts original features such as Heart Pine flooring and tongue and groove ceilings, adding to its nostalgic allure. As you step onto the property, you'll notice a 4-stall barn equipped with electric and water, along with 3 paddocks and 2 pastures, making it the perfect farm for horse enthusiasts and other animals. Whether you're looking to escape the hustle and bustle of city life, embrace a simpler lifestyle, or fulfill your dreams of owning a farm, this property offers the ideal sanctuary. Imbued with a rich history and offering ample space for both humans and animals to roam, this homestead is undoubtedly a true gem for those in pursuit of a rustic yet refined lifestyle. Located only 15 mins from Soda Pop Junction and other shops on the historic square of downtown Lynnville, 45 minutes from downtown Franklin, and an hour to Nashville.

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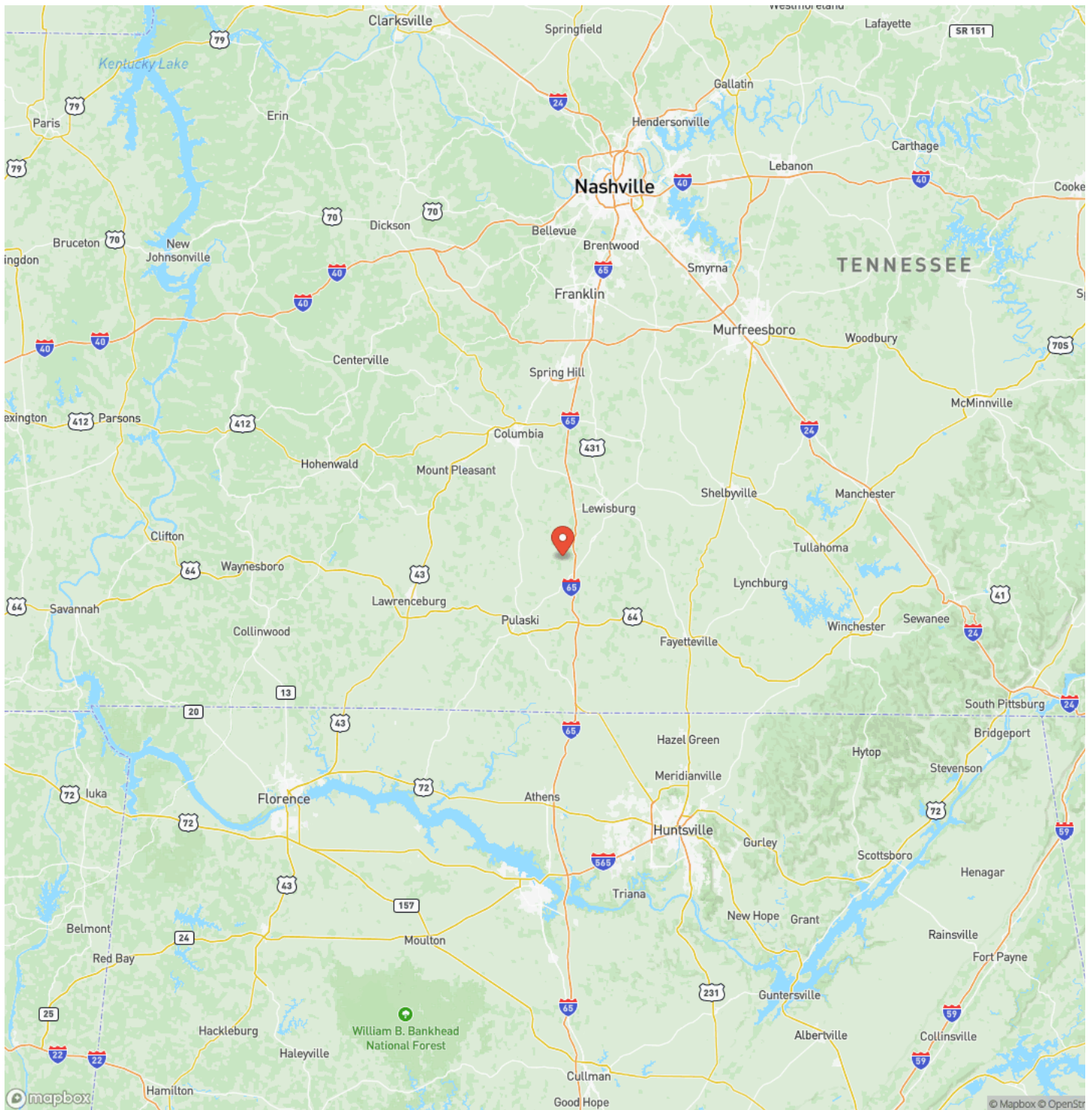




## Locator Map



## Locator Map





## Satellite Map



## 44 Acres in Lynnville Lynnville, TN / Giles County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Dan McEwen

## Mobile

(931) 626-0241

## Email

dan@mcewengroup.com

**Address**

17A Public Sq

## City / State / Zip

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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